

DISTRICT VI ADVISORY BOARD

Minutes

**Wednesday
July 20, 2005
6:00 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom**

The District VI Advisory Board Meeting was held at 7:00 PM at Evergreen Recreation club lounge room. In attendance were the District VI City Council Member, ten (10) District Advisory Board Members, nine (9) city staff, and (7) Citizens. Approximately 26 signed in.

Members Present

Maurine Willis
Rosalie Bradley
Bickley Foster
Darcy Weaver
Bob Wine
Bob Schreck
Veronica Triana
John VanWalleghen
Marsha Carr
Jaya Escobar

Member Absent

Marsha Carr

Guests

Listed at the end

Staff

Terri Dozal, NA
Rob Raine, Finance
David Warren, Water/Sewer
Rob Younkin, Public Works
Bill Longnecker, Planning
Chris Carrier, Public Works
Officer Stevens
Officer Rose
Officer Morris

Council Member Fearey called the meeting to order at 6:02 p.m. and welcomed guests. **DAB Members** were asked to introduce themselves and state their representation for serving on the board.

Approval of Minutes

Minutes for June 6th were approved as submitted (**Schreck/Matney 10-0**)

Approval of Agenda

The agenda was approved with the following amendment: brief presentation under the Public Agenda-off agenda items from Vivian Wasser from the League of Women Voters. Agenda approved with amendment (**Schreck/Bradley 10-0**)

A brief reception followed in honor of beginning a new term of new and returning **DAB members**.

Public Agenda

1. **Scheduled items** – No items were scheduled to be presented
2. **Off-agenda items-** Ms. Wasser, League of Women voters, had to leave early. **Council Member Fearey** made the announcement Sen. Nancy Kassebaum Baker is to speak on the “Challenge of Change” at 7 p.m. on Friday, August 26th at the WSU Metroplex marking the 85th anniversary of women getting to vote. The event is free and open to the public. **Member Bradley** included another speaker will come in October to mark the anniversary.

*******Action Taken:** Receive and File

Staff Presentations

3. Community Police Report

Officer Stevens: Patrol South 21 Beat - discussed the limousine, bus and taxicab problems with parking in Old Town. A special committee was formed to work on the parking problem and the solution is to have three designated areas for loading and unloading these vehicles. This will go into effect from 9 pm-till 3 am. Signs are being made notifying patrons where the three parking locations will be.

Also, I'm organizing a business group within the local bars. They will meet once a quarter; the first topic of discussion was gang activity & representation. The next meeting underage drinking will be the topic. National Night Out- celebration will be held Aug 2nd in the Warren Plaza. Mayor Carlos Mayan will read a proclamation at Old Town at 4:30 pm. There will be music and prizes from local businesses.

Officer Lenny Rose, Patrol South commented about Autobilia midnight car show with 800 entries held at Century II. Everything went well. I'm working on Park problems in District VI & I. We have cleaned-up the area downtown near the river. This helps to deter crime due to homeless people frequenting these areas.

Officer Gary Morris, Patrol North 49 Beat discussed we continue to have prostitution problems around Midtown area. Gang awareness presentation totally in Spanish will be held on Tuesday, August 9th at Evergreen Park and Rec. facility at 7:00 p.m. We hope this will help curb graffiti activity. **Member Schreck** thanked *Officer Morris* for his work.

*******Action Taken:** Receive and file

4. ERU Rates

Chris Carrier, Director of Public Works presented information regarding the proposed ERU increase stating this would help solve some drainage problems in the City. The ERU rate is the largest source of funds storm water has to do drainage repairs.

The following are questions/comments asked by Members: *responses in Italics*

- ❑ How does this increase compare with a recommended increase two years ago? *This gets us there quicker.*
- ❑ Will the rate increase include installing storm water drainage in areas that don't have proper drainage? *Some in those areas but mainly projects in CIP.*
- ❑ What level of service is the city expecting to see in the next 10-25 years?
- ❑ Will there be a proportional cost of residential and non-residential increases? *91% residential and 9% commercial and the ERU's being billed are 37% residential and 63% commercial. 329,000 ERU's are billed now.*
- ❑ Is this increase separate from the water and sewer increase? *Yes*
- ❑ The run off policy for new subdivisions - have you noticed any difference? *Run off peak development can't be greater than before the development. We've noted some difference but feel a limited success.*
- ❑ What about draining swimming pools into streets? *It is ok to discharge into the street as long as no harmful chlorine is in it.*

A member of the public asked if sanitary sewer drainage is processed before discharging into the river? Response was to contact Environmental Services Department.

One DAB member finished by saying this was extremely important and long overdue. It is crucial we have money to do these much-needed projects.

******* Action Taken:** Board motioned to recommend approval of the ERU increase (Foster/Matney 10-0)

5. Water/Sewer Fees

David Warren, Director of Water/Sewer presented information regarding the proposed rate increases for 2006 - 2007 water service rates. *Warren* explained the Water and Sewer Utilities are experiencing the need for large capital expenditures in relation to system expansion and development needs.

Member Foster asked if he had determined the difference of the Automatic Reading Meter (AMR) vs. meter readers? *Response:* the AMR can read each residence within one minute and it takes one meter reader all day to do the same amount of readings. We are converting now to AMR's. **Foster** asked if when presentations are made if Water/Sewer would pick cities in the same size/category as Wichita. *Warren* stated that data is used similar to Wichita's size.

Member Bradley asked if the increase would be base rate or per gallon? *Warren* responded the cost service analysis for 2006 you need to look at bottom line of bill. **Member Matney** asked if the base rate is calculated each year? *Response:* the last water rate study was done in 1993. We have adjusted volume charges for cost service and another analysis we plan for in 2006. Hopefully it will be designed to produce the same amount of revenue. **Foster** asked if the Sewer CIP expenses showed 44% growth? Is this District VI growth? Has the City of Wichita considered impact fees for water based on new development? **Foster** said the fees should be related to where the new development is. **Member Escobar** inquired if there were any plans to add fluoride to water and would rates increase if fluoride were added? No. **Member Wine** said he doesn't buy into remark that suburbs are paying for themselves. I feel you need to look into a more equitable way for rates. The conserving user is treated unfairly.

Council Member Fearey included the residents who put in low flow showerheads meet their peak quicker and residents who don't meet conservation efforts seem to get rewarded.

Member Wine stated he felt the amount recommended is excessive and feels other alternates should be looked at. The rate should not exceed a 3% increase. **Member Willis** included if we look at our gas and electric utilities, water is a value. **Member Schreck** stated we have to take care of the structure we have today. **Escobar** agreed other alternatives should be looked at but feels the increase is reasonable. **Matney** finished with she wasn't sure what new developed neighborhoods pay.

*******Action Taken:** Motion to recommend support of the Water and Sewer rate increase and suggest the City review the cost of growth expansions to Water and Sewer utilities. (Foster/Escobar 9-1 Wine)

6. Budget Review

Rob Raine Finance presented the City of Wichita 2006-2007 Proposed Budget in Brief. **DAB members** were provided the document prior to the meeting. *Raine* gave highlights showing the City of Wichita compares well to other peer cities. Documentation reveals Wichita compares well with other similar municipalities and provides low maintenance costs for administrative

facilities; fast response times to fires; an excellent job of maintaining roads; a responsive Information Technology department; and an efficient library system and Police Department.

Raine continued saying Wichita has a lower mill levy than 16 other peer cities. The total City mill levy is 31.828 with 21.828 used for General Fund revenues and 10 mills for the debt service fund. The city operates with two budgets, Capital Improvement Project budget and the Operating Budget. The later is the current focus 2006 total expenditures are set at \$450,258,960. The budget process is underway which means it can be amended. The General Fund represents the largest operational fund at 40% of the total City budget. This includes expenditures for public safety, public works, parks and recreation, health, libraries, local property tax subsidies for transit. These general government activities are the principal programs supported by this fund. The General Fund is one of two major funds that rely upon ad valorem property tax as a major revenue source.

The following are comments/questions/concerns of members: *Responses in Italics*

- Keeper of Plains is the same picture used continually on the document.
- Security at city hall, keeps me from going there
- Golf courses- expenditures over revenues how will you compensate? *Golf course revenues are refinanced and pays back interest rate. Tax funds don't support golf.*
- Document shows a Pilot employee customer service satisfaction survey- how about citizen customer service satisfaction survey?
- How does the state lack of dollars effect us this year? *2003 produced a lot of reductions and we are still trying to get ahead. State money affects us in the future.*
- With the Mill levy staying the same, what percent increase is of assessed value? This needs to be mentioned in the document.
- Population information used to be at the front of the book.
- It's great that our taxes cost us only \$29 month. This is a great community.
- Provision on warrant officers what is the difference in revenues/expenditures? *Certify to give ourselves contingency.*
- Streetlights for newly annexed areas, how well maintained are streetlights in existing areas? *We have \$75,000 for streetlights for newly annexed areas. Westar maintains lights & sends us a bill for maintenance.*
- Is there a standard for Westar to install lights on streets in older neighborhoods? We don't see lighting as well due to trees.

Council Member Fearey responded to the inquiry saying any individual can monitor where lights may need to go in and then notify us.

- There are not enough inspectors for OCI dept. It's not in good opinion holding positions vacant. Neighborhoods have lots of problems and we need more inspectors and animal control people are also needed.
- On the Organizational chart, DAB'S should be on it.
- Some Black/White graphs need to be designed in the document to see clearer.
- Salaries for new positions should be shown separately as its the largest part of your Budget.
- Break up some expenditure with better explanations of the projects.

Several members indicated the document was very nice and Finance always does an excellent job in presenting.

*******Action Taken:** Provided comments and input regarding the proposed budget

7. **Petition to construct a Sanitary Sewer to serve an area located north of 31st St. North, east of Hood.**

Rob Younkin, Public Works staff presented the proposed project request. The DAB Members were provided the assessments and area map for review prior to the meeting.

Questions asked from DAB members: *Responses in Italics*

- Where is the actual sewer and is the rest of the area connected to sewer? *No*
- Where do you get ownership records? *From the County.*

Residential owner Larry Schasteen inquired why are they making me pay when my sewer is not failing? I just paid for a road to be paved. Owner said he pays taxes.

Member Foster commented to the owner these are not taxes, just special assessments.

Council Member Fearey asked if the septic system is failing at 3200 N. Hood? *Yes*

Member Schreck asked if Lot#4 already has sewer and if the system is failing, we would have to get this repaired? *Yes*

*******Action Taken:** Motion to recommend **approval** of the sanitary sewer petition. (**Schreck/Matney 10-0**)

Planning

8. **ZON2004-00061**- the *District VI Advisory Board (DAB)* considered a zone change request from "SF-5" Single-family Residential to "MF-18" Multi-family Residential. The **DAB Members** were provided the public notice and MAPD staff comments for review prior to the meeting. **Bill Longnecker**, Planner presented the case background and reviewed the staff recommendation with members and the public.

Steve Walsh applicant stated it was requested he return to DAB VI with more information on the zone change project. *Walsh* provided a site plan he felt would comply to MAPD requirements for members to review and then responded to DAB inquiries: a) he does not have a dumpster location set; b) rent would be between \$600-650 a month; c) he was improving the look to the neighborhood and he owns property to the south on McComas that could be used for more parking and d) Police & Fire depts. have both agreed the site plan is okay for one entrance/exit for emergency vehicles.

There were no public residents to oppose the zone change.

DAB members' questions/concerns included 1) what would the maximum height of the wall be; 2) Where will the dumpster go and will the trash truck have sufficient space to enter/exit this property; 3) Where will residents with more than two cars or visitors park; 4) is the parking ratio 2 spots per unit; 5) are these apartments to be affordable housing; 6) Is there any code that allows this kind of density without having both an entrance & exit and 7) Has all of 1st/ street been vacated. Responses were given for each question/comment noted.

***** **Action Taken:** Motion to recommend **Approval** based on staff recommendations. (**Escobar/Matney 10-0**)

Final note: DAB VI stated we want to build the inner core of the city. Give him our blessing on this project.

Board Agenda

9. Problem Properties

- 1406 Doris Circle - Tall Grass

*******Action Taken:** Receive and propose appropriate action.

10. Neighborhood Reports

DAB Members may report events/activities from the neighborhood/homeowners groups in their areas.

*******Recommended Action:** Receive and file

UPDATES FROM THE COUNCIL MEMBER

- Thursday, August 18th Night with the Wranglers
- Upcoming meeting with District VI Neighborhood Boards will be on Saturday, August 27th at the Morris Restaurant

ADJOURN

Guests

Steven Walsh	17131S W Santa Fe Lake Rose Hill KS 67133
STEVE.WALSH@BOEING.COM	
Larry H Schasteen	3204 N. Hood Wichita, Kansas 67204
Bill Gale	2916 W. 157 th St. N. bgale@sedgwick.gov
Berle Willis	3834 Woodrow
Vivian Wasser	3924 N. Athenian
Christine Eberle	1814 Joann N.W. Big River N.A.
Jerry Prichard	1607 N Clarence Indian Hills.

Respectfully Submitted

Terri Dozal
Neighborhood Assistant